



CITY OF TEXARKANA ARKANSAS
DEPARTMENT OF PUBLIC WORKS
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MEMORANDUM

ITEM NO. 3: PC2025-033

TO: Tyler Richards, City Manager

FROM: Jamie Finley, City Planner

DATE: December 8, 2025

SUBJECT: Board of Directors agenda item for 12/16/25. Request by Dustin Hughes, 114 S. Lelia Avenue, Texarkana TX 75501 to rezone the property located at 700/710 E Broad from W-1 Warehousing and Wholesale to M-1 Limited Manufacturing for the purpose of operating a custom cabinetry and woodworking shop.

LEGAL DESCRIPTION: Property is legally described as PT W NE 1.667 AC & PT SW SE .291 AC & PT SW NE.255 acres of Section 30, Township 15S, Range 28W of Miller County Arkansas and containing 2.22 acres more or less. (Ward 2)

REASON FOR REQUEST: Applicant wishes to convert current building into a custom cabinet and woodworking shop.

EXISTING LAND USE: Site: Vacant commercial (formerly Stone Studios)
North: Burham Pharr Apartments
East: Commercial
South: Railroad
West: Commercial

EXISTING ZONING: Site: W-1 Warehousing and Wholesaling
North: C-2 Central Business and W-1 Warehousing and Wholesale
East: W-1 Warehousing and Wholesale
South: W-1 Warehousing and Wholesale
West: W-1 Warehousing and Wholesale

COMPATIBILITY WITH EXISTING ZONING AND COMPERHENSIVE PLAN: 700/710 is designated as “Downtown Core” in the 2040 Comprehensive Plan. “Downtown Core” is described as having some of the highest potential for development in the city. While the comprehensive plan does suggest this being developed to accommodate pedestrian oriented blocks, this and the adjacent blocks of downtown have not developed as residential friendly and house some other industrial businesses. It is the opinion of the planning staff that this is an appropriate use of this land given the adjacent properties and the proximity to the railyard.

UTILITIES: Water: 10” main on north side of Broad
Sewer: 8” on the south side of Broad
Fire Hydrant: Located on north side of Broad across from property

TRANSPORTATION: Major Collector: East Broad

NOTIFICATION: The required notice was published in the Sunday, October 26, 2025 edition of the Texarkana Gazette. The City notified thirteen (13) by regular postal mail within three hundred feet (300’) as required by the *Texarkana Arkansas Code of Ordinances*.

OPPOSITION: None

BOARD OF DIRECTOR ACTIONS: The Board of Directors is expected to hear this request at the December 16, 2025 meeting. State code requires the ordinance be read three (3) times. All three readings may occur at the same meeting.

PLANNING COMMISSION CERTIFICATION:

The Planning commission met on November 12, 2025 and certified recommendation to rezone the property described previously in this document under “Legal Description” to M-1 Limited Manufacturing. A motion was made Commissioner Randal Hickerson and seconded by Commissioner Cori Mobbs. Motion carried with a 6-0 roll call vote with one absent.

Anderson Neal, Chairperson	Yes
“Boots” Thomas, Vice Chairperson	Yes
Cori Mobbs	Yes
Chris Owens	Yes
Jason Dupree	Absent
Randall Hickerson	Yes
Anita Pickett	Yes

BOARD ACTION REQUESTED: Planning Commission request the Board of Directors approve rezoning of the previously described property.